

RR HOA Board Meeting: March 14, 2017 Greenwood Cove Lecture Hall

Call to Order: 4:35 p.m.

Board Members Present - H. Maslich, L. McLaughlin, W. Fischer, C. Kastner. Absent- J. Galvin, J. Manetta

Community Members Present - J. Hazard, S. McVay, B. McVay

Approval of Meeting Minutes

L. McLaughlin moved to approve January 10, 2017 meeting minutes. C. Kastner seconded. The motion was passed.

Note: C. Kastner mentioned that he'd received notes from a couple people who were disappointed we did not postpone the meeting due to the weather. H. Maslich said that they can submit their questions to the Board.

Comment on the Minutes of Meeting 2/10/17:

C. Kastner referred to a comment made by our new attorney at the last meeting pertaining to a possible procedural notification requirement prior to any AG action. He asked that the statement be clarified so that we understand better what it means. It was agreed that L. McLaughlin will email our lawyer and ask him what prior notification means and how it pertains to our current situation as the BOD is not considering taking any action with the AG at this time. The attorney's response in email will be circulated to the entire Board without editing.

Committee Reports

Buildings and Grounds - C. Kastner

There is trim and siding all over as a result of the recent winds. J. Manetta will need to inspect when the weather clears. Some of the strips came from our neighbor's construction site. 1801 has siding lying around, and 1203 has some loose siding. There are some gutters in the ponds. We need to have J. Manetta put an inspection in his schedule. L. McLaughlin will notify Crofton about 1801, 1203 and the debris in the retention pond area.

C. Kastner walked around inspecting the power lines and saw a number of trees and limbs that could come down in the next storm. He estimates there are 20 Ash trees along the northern border that need to come down. L. McLaughlin said RG&E has a tree trimming program and asked if these would be included. C. Kastner also said there are power lines going through the stand of cedar trees on the northwest side roadway that have never been trimmed. L. McLaughlin said that D. Christa has contacted his person, George Newcombe, to assess the situation and hire someone to take care of the Ash trees in the wetlands along the northern boarder of RR. G. Morelle said they

would take care of it but because of heavy workload couldn't give us a date. She understands we want to be part of the assessment process and talk to them about it. She will let L. McLaughlin know as soon as they are ready and a meeting can be scheduled. C. Kastner asked if we could get a plan; a timeline, who, what and when.

A. Kamm (204) had asked C. Kastner if she could select the tree to replace the dead one in her foundation planting. Unfortunately, the replacement trees have already been ordered. She is scheduled to get a Hawthorne Winter King, which is one that B&G recommended.

The 2017 landscape forms all should be in. The book will be done by the end of the week. G. Romig has agreed to a meeting with the Board on the 23rd at 3:00 p.m. in the Art Room. A member of B&G (to be determined) will be present. G. Romig would like questions and discussion points ahead of time. Anybody having questions should send them to L. McLaughlin and she will get them to Jim Manetta & G. Romig by March 22. G. Romig has some questions about the way we've requested mulching and root crown excavation this year. J. Manetta will try to get them before the meeting.

Finance - H. Maslich for J. Galvin

At the end of February, there was a cash balance of \$55,365 in the Operating Budget, \$100,513 in the Reserve Account, which consists of \$97,293 in Maintenance Budget and \$3,320 in the homeowner funded landscape reserve. The Reserve account balances are on target with our schedules to cover long-term expenses, factoring in inflation. The budget through February, 2017, shows operations on budget with two minor exceptions. The summer account has received the \$1,500 refund for pond maintenance paid by our sponsor and a bill for \$638 to fund the tree condition study. The line item in the budget for the snow account is under budget by \$3,394 based primarily on the timing of the billings, better management of the salting process and the budget for the first two months of 2017 was estimated at \$27,628. Actual expenditures totaled \$22,908. So we're running at about a \$5,000 surplus so far this year.

C.Kastner questioned about billing. We weren't going to bill D.Christa the \$75x12 for January and February and we were going to bill for March. The figure shown in the budget was \$90x12. H.Maslich said it was corrected to the \$75 we had agreed to and the \$10,800 is being billed over ten months. H. Maslich said the sponsor has committed to the \$10,800 plus he's paying for the pond maintenance to Broccolo that we estimate will be around \$3,500. So at this point in time, we estimate the minimum contribution to be the \$10,800 plus the \$3,500 or roughly \$14,300 in 2017.

Hospitality - W. Fischer

We are looking for suggestions as to where to have Easter Dinner. Please let W. Fischer know if you have any ideas.

Unit 603 will be closing this Friday. The realtor for 702 is expecting an offer.

Note: C. Kastner mentioned a conversation with his plumbing contractor who told him that slab construction is expensive to repair if pipes burst in unheated units. If you are going to be away for a long period of time, be sure to arrange to have someone check your home to prevent water damage.

Policy - L. McLaughlin

No official policy changes or issues at this time

Social - W. Fischer for J. Galvin

W. Fischer reminded people to sign up for events and to continue to make suggestions to the committee.

Property Manager Report - J. Manetta

J. Manetta was unable to make the meeting. L. McLaughlin said the Manager's Report stated that unit 604 has been approved for two replacement plants. The Board approved five tree replacements last fall. We are first on Finger Lakes Landscaping list for the spring.

Old Business

Landscaping bids - L. McLaughlin

Last year we agreed to go ahead with Sites 2 and 3 in our Landscape Plan. Five bids have been sent out. We need to be sure we don't put plants in that will block driveway views in the future. Bids were expected to be sent to Crofton by March 10, waiting on summary from Jim Manetta.

We sent out five bids for root crown excavation in the community property. They were due back March 13. Some contractors don't want to do the work.

We are asking for a change in the mulching process. We are asking Romig only to mulch foundation beds. We will take care of the trees in the common areas when getting root crown excavation work done.

Road Cracks - L. McLaughlin

L. McLaughlin asked when we should start getting bids for filling the road cracks. We should get bids right away. We have been told that driveway and road sealing is cosmetic. So we will not do that now. We should get pricing for the cracks and recommendations for minimum but priority maintenance.

New Business

Tree Maintenance Plan - L. McLaughlin

The tree maintenance plan has been received and reviewed. We are taking action on the majority of the work.

Winter Pruning & Dead Tree Removal - L. McLaughlin

We have three bids; Davey Landscaping, G. Romig, and Pittsford Tree and Landscaping. Davey is not including chipping like Romig did. They do not do stump removal unless planting a new tree. Pittsford suggested replacement trees but didn't indicate grinding or stump removal. J. Manetta told us he has worked with all three and recommends them all. C. Kastner said Davey is a good outfit. They gave us a good proposal on other projects. L. McLaughlin said she's had an experience with Davey that was not as good. L. McLaughlin will ask Davey and Pittsford whether they included chipping or what they would be doing with the stump.

Triangle landscaping - L. McLaughlin (See Plan at the end of these minutes)

RR Holding – Morgan presented the Board with a landscape design for the two triangles along the middle path. All Board members agreed on the RR Holding plan. They will do the installation and maintenance. Both triangles are similar in design, including ornamental grass and flowers. There will be rocks on the inside, brown mulch around the edge. It should be noted that they incorporated quite a few ideas from R. Alconero's design. Thanks Rod.

Sale of RIT Racquet Club - L. McLaughlin

The recent RIT newsletter reported that the Racquet Club has been sold to the owners of The Lodge community next door. The owners\partners of The Lodge are Universal Student Housing and R. Morgan. L. McLaughlin is looking into how this will affect our use of the road, if at all. We do have an easement right. The article also said RIT will provide bus transportation for at least a year.

D. Christa Payment to Broccolo for Pond Maintenance

As mentioned previously, the \$1,500 payment has been made

Community Members' Comments

L. McLaughlin has been asking about the double light at the corner. Greenwood Cove is supposed to have electrician fix it.

B. McVay - G. Romig doesn't seem to know what they're doing in the spring clean up. They put mulch right up to and above the siding. They also shouldn't park their equipment on curves.

We need to reinforce the idea that issues need to be reported to J. Manetta at Crofton

L. McLaughlin - We all need to watch out for each other during emergencies. Check in on a neighbor.

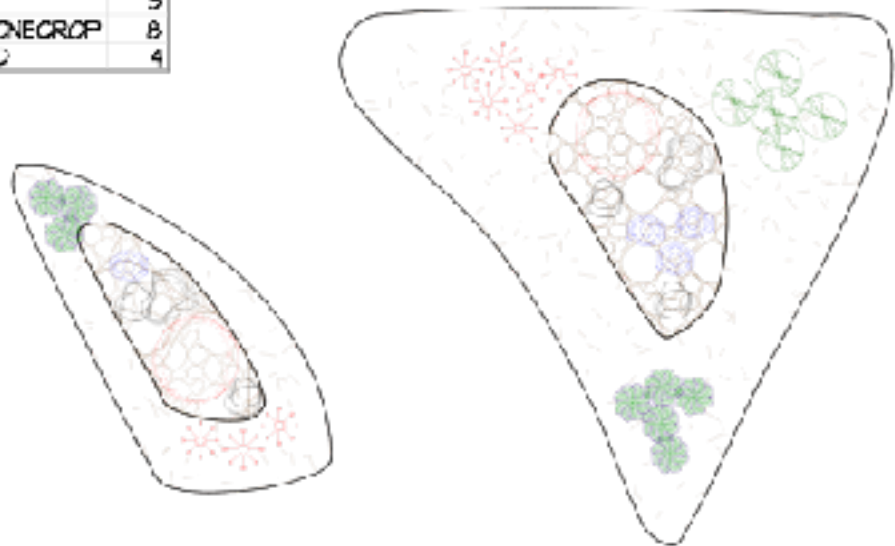
S. Quinn via email - What is status with lawyer? Answer. While not 100% sure of what she is asking the response given is: He has all the Attorney General's information. He has consulted with J. DiPonzio and his information has been passed along. C. Kastner wondered if P. Quigley would let us know his opinion of the situation. L. McLaughlin will

ask him. C. Kastner requested it be done by email and the emailed response be shared with all Board members.

Meeting Adjourn L. McLaughlin moved the meeting be adjourned, C. Kastner seconded. The motion was passed. Meeting adjourned at 6:15 p.m.

Next Meeting: 5:30 p.m., May 9, 2017

LEGEND		
COMMON NAME		QTY
FLOWER, GRASS		
GRASS, MORNING LIGHT	○	2
FLOWER, PERENNIAL		
ASTER, ALERT	✕	9
COREOPSIS, SUNRAY	⊗	5
SEDUM, AUTUMN LOY STONECROP	⊙	8
YUCCA, GOLDEN SWORD	⊕	4



Revision #:

Scale:

Landscape Plan

Landscape Design by: Joseph Lubensk

Triangle Plan -